



**For Sale / Lease: RECENTLY REDUCED PRICE!**

9440 112 Street, Grande Prairie, AB

# 19,624 SF Shop Facility on 2.11 acres

Functional shop facility with 2 points of access/egress & drive around capabilities. Located in Richmond Industrial District; in close proximity to Grande Prairie Airport with excellent access to Highway 40, Highway 43 and Highway 2



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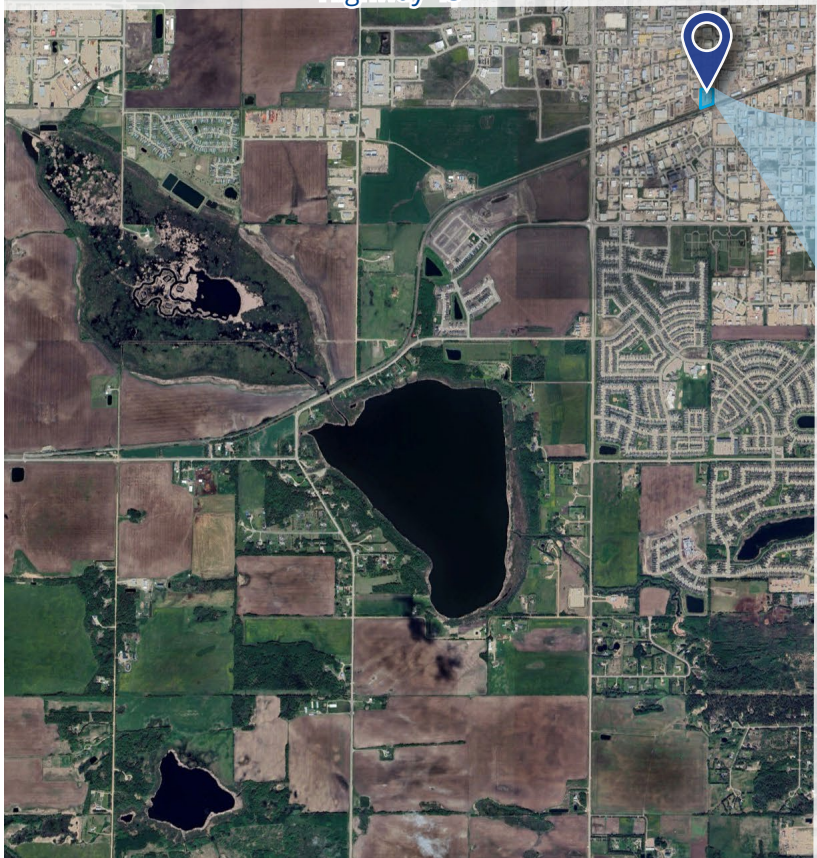






Highway 43

100 Avenue



Highway 40





# Property Overview

Colliers

**Civic Address** 9440 112 Street, Grande Prairie, AB, T8V 6B6

**Legal Address** Plan 7620880, Block 9, Lot 1

<b>Available Area</b>	Second Floor Office	4,000 SF
	Main Floor Office	1,924 SF
	Cold Storage	1,800 SF
	Main Floor Shop & Parts	8,000 SF
	Expansion Shop	3,900 SF
	Total	19,624 SF

**Site Area** 2.11 Acres (17% site coverage)

**Zoning** IG (General Industrial)

**Year Built** 1998 with expansion in 2013

**Ceiling Height** 18' - 20'

**Loading** 6 Grade (up to 14'W x 16'H)

**Yard** Fenced & secured

**Electrical Service** (2) 225 amp

**Parking** 30 paved employee parking stalls

## Additional Features

- 1,800 SF cold storage
- Crane: (2) 6.3 ton capacity hoists
- Trenches & double compartment sump
- Locker room, wash bay, make up air system
- Fluorescent lighting
- Air conditioned office area

**Sale Price** ~~\$3,600,000~~ **Reduced to \$3,100,000**

**Property Tax** \$49,990.71 (2023)

**Lease Rate** Starting at \$13.85+ PSF

**Available** Income in place until June 2024







Aerial View



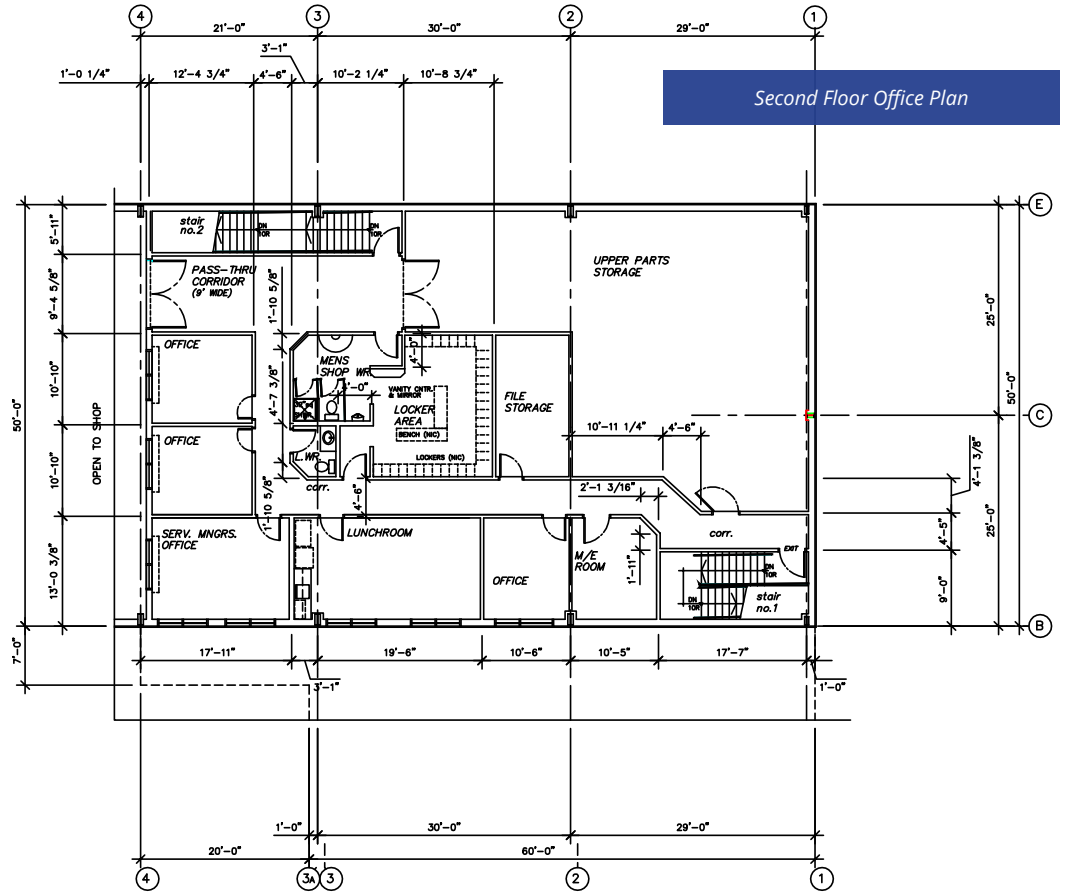
Shop with Cranes



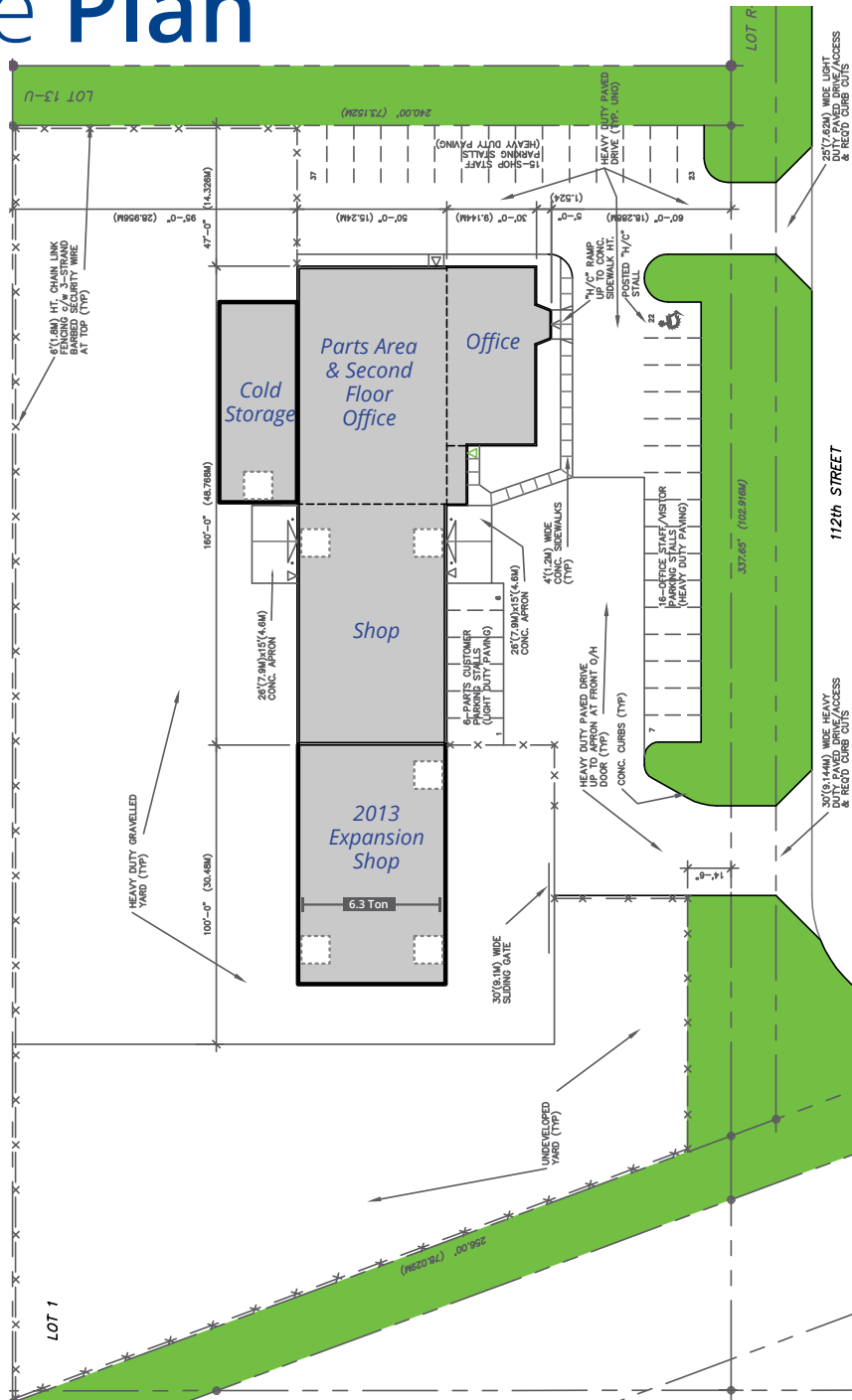
Open Office Area



Exterior



# Site Plan



# Highlights

- Freestanding facility with 2 points of access/ egress & drive around capabilities
- Yard has chain link fence around perimeter
- Drive thru wash bay, double compartment sump with 12' trench drain, make up air system
- Quick access to Highway 42 & Highway 40 to QE II Highway
- Income in place until June 2024. Please contact Colliers for more information



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Lease: Starting at \$13.85 PSF





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